

TOWN OF BIG FLATS
PLANNING BOARD
MEETING MINUTES

*Filed
with
Town Clerk
April 5, 2012*

APRIL 3, 2012

Town Hall
Meeting Room
6:30pm

Members Present: Lance Muir, Carl Masler, Angela Piersimoni, Jim Ormiston, Scott Esty,
Bob Byland, Dave Seely

Members Absent: None

Staff: Tim Gilbert, Brenda Belmonte

Guests: John Hunter, Thomas Gorman, James Gensel, Mark DePrimo, Judy DePrimo, Randy Brigham,
Tom Giles

Meeting Minutes

March 6, 2012

Motion by Seely, seconded by Piersimoni, to approve the minutes of March 6, 2012, Discussion, None, Motion Carries 6-0 with Ormiston abstaining.

Public Hearing
Deprimo Subdivision

Chair Muir opened the public hearing at 6:31pm noting it had been duly published in the Star Gazette.

Speaking For: None

Speaking Against: None

Public Hearing closed at 6:32pm

RESOLUTION P-2012-11
DePrimo Final Subdivision

Tax Parcel 46.00-3-7

Resolution by: Esty
Seconded by: Byland

WHEREAS, this Board has received an application for subdivision review on January 18, 2012; and

WHEREAS, this Board, as per Town of Big Flats Code 16.08.030(D), has determined the preliminary/final plat to be complete; and

WHEREAS, this board held a scheduled Public Hearing on the Preliminary Plat April 3, 2012, and;

WHEREAS, the following are terms prior to endorsement of the final plat:

- A. The applicant shall submit one (1) Mylar and four (4) paper copies to Code and Planning
- B. The applicant shall file the approved subdivision plat with the Chemung County Clerk within (62) sixty-two days from the date of endorsement
- C. Failure of the applicant to file the final plat with the County Clerk within (62) sixty-two days shall cause such final approval to expire pursuant to Section 16.08.040(J) of the Town Municipal Code
- D. All documents shall be prepared at the expense of the applicant, as required by the Planning Board Rules and Regulations Governing the Subdivision of Land

WHEREAS, the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board's uncoordinated review as lead agency; and

WHEREAS, the Planning Board has considered the Short Environmental Assessment Form and other materials submitted by the applicant in support of the proposed action, has considered the comments of its staff report dated, February 20, 2012, made via written memoranda to the Planning Board (which memoranda are incorporated herein by reference) and verbal commentary during the Planning Board's meetings pertaining to the review and evaluation of the proposed action;

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Big Flats hereby determines, pursuant to the provisions of SEQR 6 NYCRR Part 617, that the proposed Unlisted action will not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required, thereby issuing a Negative Declaration.

CARRIED: AYES: Muir, Masler, Piersimoni, Esty, Byland, Ormiston, Seely

NAYS: None

Dated: Tuesday, April 3, 2012

BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats

Lance Muir

Chairman, Planning Board

RESOLUTION P-2012-12

VISIONS HOTEL

PRELIMINARY SITE PLAN

Colonial Drive

Tax Parcel # 58.01-2-35.31

Resolution by: Esty

Seconded by: Seely

WHEREAS, The Town of Big Flats Planning Board has received an application from Manir Properties for site plan approval on the above parcels located within the BR district on Jan 20, 2012; and

WHEREAS, the Town of Big Flats Planning Board has reviewed the site plan at its regular meeting and has evaluated several considerations; and

WHEREAS, the Town of Big Flats previously declared itself as lead agency, and that the proposed action is a Type I action pursuant to SEQR 6 NYCRR Part 617.20; and

WHEREAS, the Planning Board has considered the Full Environmental Assessment Form and other materials submitted by the applicant in support of the proposed action, has considered the Town of Big Flats engineering review dated February 28, 2012, (which memoranda are incorporated herein by reference and commentary during the Planning Board's meetings pertaining to the review and evaluation of the proposed action; and

WHEREAS, that the Planning Board of the Town of Big Flats hereby determines, pursuant to the provisions of SEQR 6 NYCRR Part 617, that the proposed Type I action will not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required, thereby issuing a Negative Declaration; and

WHEREAS, the proposed action is Type I action pursuant to SEQR 6 NYCRR Part 617.20; and

WHEREAS, that the Planning Board of the Town of Big Flats hereby declares itself as lead agency and has notified all agencies involved, pursuant to the provisions of SEQR 6 NYCRR Part 617.20;; and

WHEREAS, the Town of Big Flats Planning Board has reviewed the site plan at its regular meeting and has evaluated several considerations; and

NOW THEREFORE BE IT RESOLVED, the Town of Big Flats Planning Board accepts the Jan 3rd, 2011 Staff Comments as finding of fact and has determined that the approval shall remain preliminary with the following conditions:

- SWPP review and approval
- Address Town DPW Letter

CARRIED: AYES: Muir, Masler, Ormiston, Piersimoni, Esty, Byland, Seely

NAYS: None

Dated: Tues April 3, 2012
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Lance Muir
Chairman, Planning Board

Discussion:

Gensel explained the revisions:

The parking lot will be redone, the islands will mirror Candlewood, and the main drive will be channelized to address the issue of straight-through traffic. This will also allow for signage directing to either hotel. A site plan amendment will be required at the time the banquet area and retail/restaurant plans are finalized.

Masler asked the proposed lot coverage.

Gensel said the latest calculation shows 57%, however it will be updated when presented for final approval.

A letter from Larry Wagner, DPW, was received today and a copy given to Gensel.

Piersimoni is concerned with additional traffic on Colonial Drive.

Gensel explained that the original traffic study was done when the proposal was for retail development. At that time the study showed 1200 cars per hour. Each hotel is now calculated at 100 cars per hour per hotel, the large reduction being from a proposal of big box retail to two hotels and restaurants.

Ormiston feels the development looks cold, hard and not environmentally green. He looks forward to seeing a landscaping plan.

Gensel explained that the hotels are very involved in green innovation and the landscaping plan would come directly from them. The Hampton is the first certified 'green' building in the area.

**Colonial Hotel
Sign Variance Request
Tax Parcel 58.01-2-28.1**

The request is to place identification (back-lit monument) signs at the access road to indicate the location of the hotels. These would be off-site signs which are not permitted by town zoning law. The intent is to get traffic off the road and into the right place.

Motion by Seely, seconded by Esty, to recommend approval of the requested sign variance to the Zoning Board of Appeals, Discussion, None, Motion Carries 7-0.

Zoning Committee Update

A meeting was held today to review and discuss inconsistencies in Chapter 17, Zoning Law (as noted in a letter from Tim Gilbert dated March 2, 2012). A summary will be distributed in the near future.

No further action has been taken on the Milton Cat site plan request. Muir suggests the board research each of the company's 13 sites to form their own opinion. He is very impressed with what they have done and how they operate.

Motion by Seely, seconded by Esty, to adjourn at 7:47pm, Discussion, None, Motion Carries 7-0.

Meeting adjourned at 7:48pm.